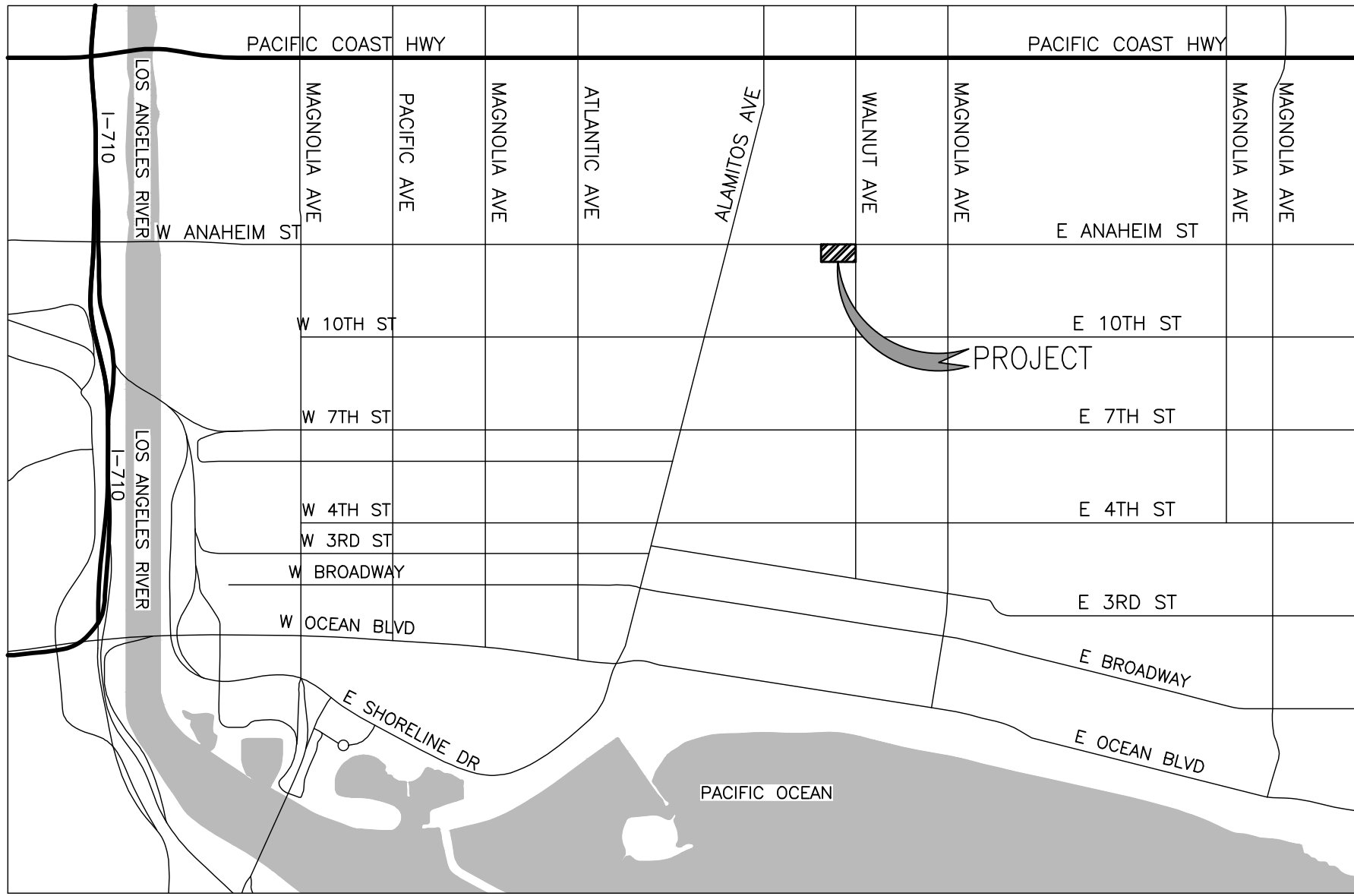


VESTING TENTATIVE TRACT MAP
NO. 82260

IN THE CITY OF LONG BEACH,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



VICINITY MAP
N.T.S.

Attachment F

OWNER:

CITY OF LONG BEACH,
A CALIFORNIA MUNICIPAL CORPORATION
333 W. OCEAN BLVD., 3RD FLOOR
LONG BEACH, CA 90802

APPLICANT:

BRIDGE HOUSING
2202 30TH STREET
SAN DIEGO, CA 92104
CONTACT: ARUNA DODAPANENI
TEL: (619) 614-1285

ENGINEER:

FUSCOE ENGINEERING
16795 VON KARMAN
IRVINE, CA 92606
TEL: (949) 474-1960

ZONING:

EXISTING

TWO-FAMILY RESIDENTIAL (R-2-N)
PARCEL 1: APN 7267-001-900
PARCEL 2: APN 7267-001-901
PARCEL 7A: APN 7267-001-906 (PORTION)
PARCEL 7B: APN 7267-001-906 (PORTION)

COMMUNITY COMMERCIAL PEDESTRIAN-ORIENTED (CCP)
PARCEL 3: APN 7267-001-902
PARCEL 4: APN 7267-001-903
PARCEL 5: APN 7267-001-904
PARCEL 6: APN 7267-001-905
PARCEL 7A: APN 7267-001-906 (PORTION)
PARCEL 7B: APN 7267-001-906 (PORTION)

PROPOSED

MIXED-USE COMMERCIAL DISTRICT WITH HR HEIGHT OVERLAY AT 65 FEET/6
STORIES (CN(HR-65/6))

NOTE: REFER TO CITY OF LONG BEACH MUNICIPAL CODE FOR DEVELOPMENT
STANDARDS

FLOOD ZONE INFORMATION:

THE FLOOD ZONE DESIGNATION AS DETERMINED BY THE FEDERAL
INSURANCE ADMINISTRATION IN ACCORDANCE WITH THE NATIONAL
FLOOD INSURANCE PROGRAM IS

ZONE 'X': COMMUNITY PANEL NO. 06037C1970F, DATED SEPTEMBER
26, 2008

ASSESSORS PARCEL MAP INFORMATION:

7267-001-900, 7267-001-901, 7267-001-902, 7267-001-903,
7267-001-904, 7267-001-905, 7267-001-906

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY
OF LONG BEACH, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTH 45 FEET OF THE NORTH 224 FEET OF THE EAST 150 FEET OF FARM LOT 73 OF
THE ALAMITOS TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGE 37 OF MISCELLANEOUS RECORDS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7267-001-900 (1205 WALNUT, LONG BEACH, CA)

PARCEL 2:

THE NORTH 45 FEET OF THE SOUTH 90 FEET OF THE NORTH 224 FEET OF THE EAST 150
FEET OF FARM LOT 73 ALAMITOS TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGE(S) 37 THROUGH
44 INCLUSIVE OF MISCELLANEOUS MAPS AND RECORDS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

APN: 7267-001-901 (1207 WALNUT AVENUE, LONG BEACH, CA)

PARCEL 3:

THE SOUTH 44 FEET OF THE NORTH 134 FEET OF THE EAST 150 FEET OF FARM LOT 73 OF
THE ALAMITOS TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGE(S) 37 OF MISCELLANEOUS RECORDS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7267-001-902 (1209 WALNUT AVENUE, LONG BEACH, CA)

PARCEL 4:

THE EAST 50 FEET OF THE NORTH 90 FEET OF FARM LOT 73 OF THE ALAMITOS TRACT, IN
THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 36, PAGES 37-44 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE
OFFICE OF THE LOS ANGELES COUNTY RECORDER.

APN: 7267-001-903 (1546 E. ANAHEIM STREET, LONG BEACH, CA)

PARCEL 5:

THE WEST 55 FEET OF THE EAST 105 FEET OF THE NORTH 90 FEET OF FARM LOT 73 OF
THE ALAMITOS TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGES 37-44 INCLUSIVE OF
MISCELLANEOUS RECORDS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.

APN: 7267-001-904 (1540 E. ANAHEIM STREET, LONG BEACH, CA)

PARCEL 6:

THE WEST 45 FEET OF THE EAST 150 FEET OF THE NORTH 90 FEET OF FARM LOT 73 OF
THE ALAMITOS TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGES 37-44 INCLUSIVE OF
MISCELLANEOUS RECORDS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.

APN: 7267-001-905 (1530 E. ANAHEIM STREET, LONG BEACH, CA)

PARCEL 7A:

THE NORTH 214 FEET OF THE WEST 85 FEET OF THE EAST 300 FEET OF FARM LOT 73, OF
THE ALAMITOS TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 36 PAGE 37 OF MISCELLANEOUS RECORDS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 7B:

THAT PORTION OF FARM LOT 73 OF THE ALAMITOS TRACT, IN THE CITY OF LONG BEACH,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36 PAGE
37 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID FARM LOT 73, DISTANT THEREON 150
FEET WEST OF THE WESTERLY LINE OF WALNUT AVENUE; THENCE SOUTH PARALLEL WITH THE
WESTERLY LINE OF WALNUT AVENUE, 224 FEET TO A POINT; THENCE WEST PARALLEL WITH
THE NORTHERLY LINE OF SAID FARM LOT, 150 FEET TO A POINT; THENCE NORTH PARALLEL
WITH THE WESTERLY LINE OF WALNUT AVENUE, 10 FEET TO A POINT; THENCE EAST PARALLEL
WITH THE WESTERLY LINE OF WALNUT AVENUE, 214 FEET TO A POINT IN THE NORTHERLY LINE
OF SAID FARM LOT; THENCE EAST ALONG SAID NORTHERLY LINE 65 FEET TO THE POINT OF
BEGINNING.

APN: 7267-001-906 (1500 E. ANAHEIM STREET, LONG BEACH, CA)

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF
WALNUT AVENUE BEING UPON THE BEARING NORTH 00°00'22" EAST
AS SHOWN ON RECORD OF SURVEY, BOOK 288, PAGE 78 OF RECORD
OF SURVEYS, RECORDS OF LOS ANGELES COUNTY.

BENCHMARK:

BM# 189

DESCRIPTION: BRASS DISC FLUSH WITH PVMT STAMPED "CLB BM
189 RE 3111 1970" 1.1' N / CURB 19.5' E / CURB
LINE

ELEVATION: 30.105'
NGVD 29 (1985)

PROJECT ADDRESS:

1205 WALNUT AVENUE (PARCEL 1)
1207 WALNUT AVENUE (PARCEL 2)
1209 WALNUT AVENUE (PARCEL 3)
1546 E. ANAHEIM STREET (PARCEL 4)
1540 E. ANAHEIM STREET (PARCEL 5)
1530 E. ANAHEIM STREET (PARCEL 6)
1500 E. ANAHEIM STREET (PARCEL 7B)

EXISTING EASEMENT

10 MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT.

ENTITLED: EASEMENT
RECORDED: AUGUST 2, 1923 IN BOOK 2387 OF OFFICIAL
RECORDS, PAGE 391

UTILITY PURVEYORS

STORM DRAIN: LOS ANGELES COUNTY FLOOD CONTROL
DISTRICT
900 S. FREMONT AVE.
ALHAMBRA, CA 91803
TEL. (626) 458-5100

SEWER: LONG BEACH WATER DEPARTMENT
1800 E. WARDLOW ROAD
LONG BEACH, CA 90807
TEL. (562) 570-2419

WATER: LONG BEACH WATER DEPARTMENT
1800 E. WARDLOW ROAD
LONG BEACH, CA 90807
TEL. (562) 570-2419

ELECTRICAL: SOUTHERN CALIFORNIA EDISON
1924 E. CASHDAN STREET
COMPTON, CA 90220
TEL. (800) 655-4555

GAS: CITY OF LONG BEACH GAS & OIL
DEPARTMENT
2400 E. SPRING STREET
LONG BEACH, CA 90806
TEL. (562) 570-2000

CABLE: CHARTER COMMUNICATIONS
2310 N. BELLFLOWER BOULEVARD-UNIT 102
LONG BEACH, CA 90815
TEL. (866) 874-2389

NO.	DATE	REVISIONS

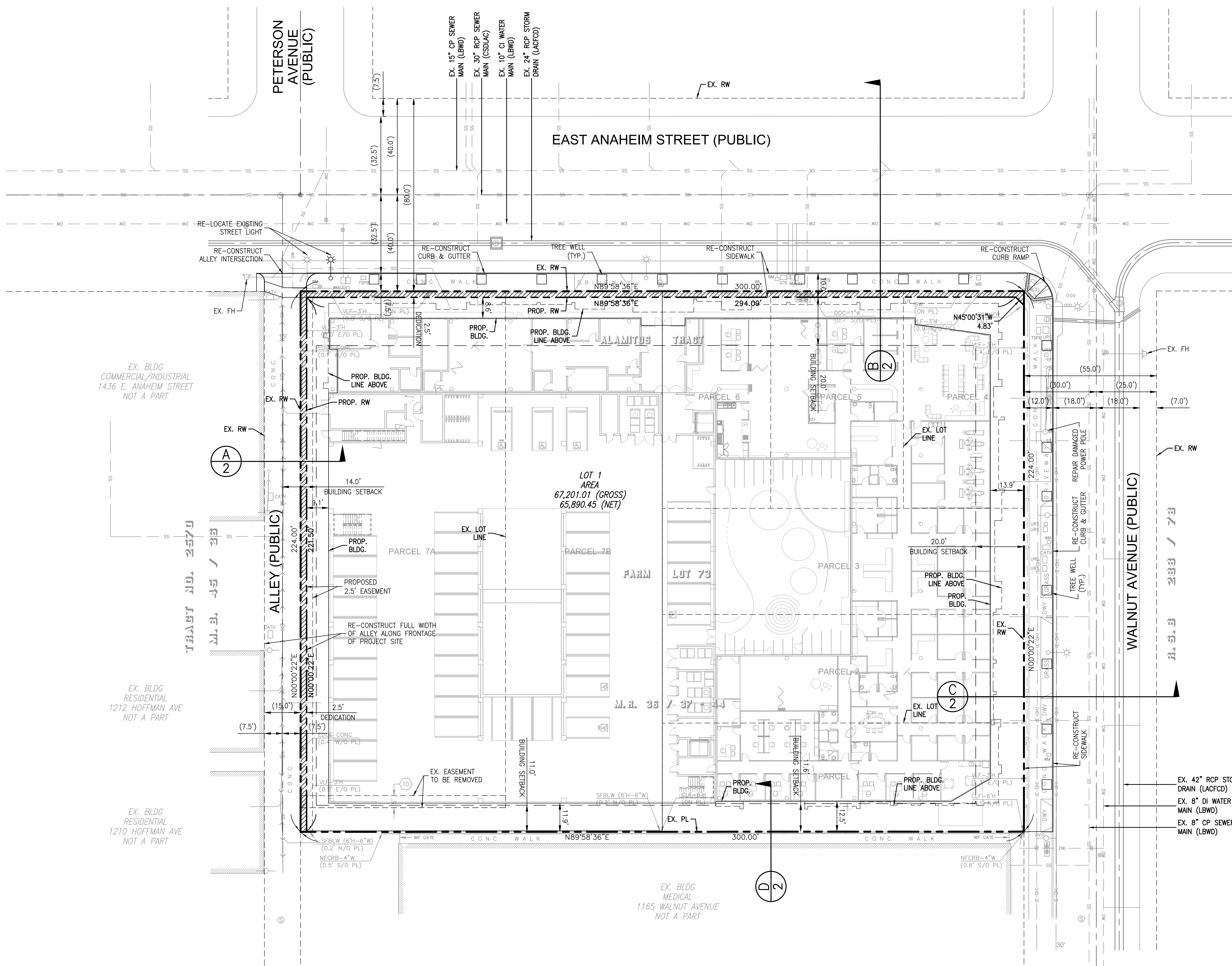
FUSCOE
ENGINEERING
16795 Von Karmann, Suite 100, Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315 • www.fuscoee.com



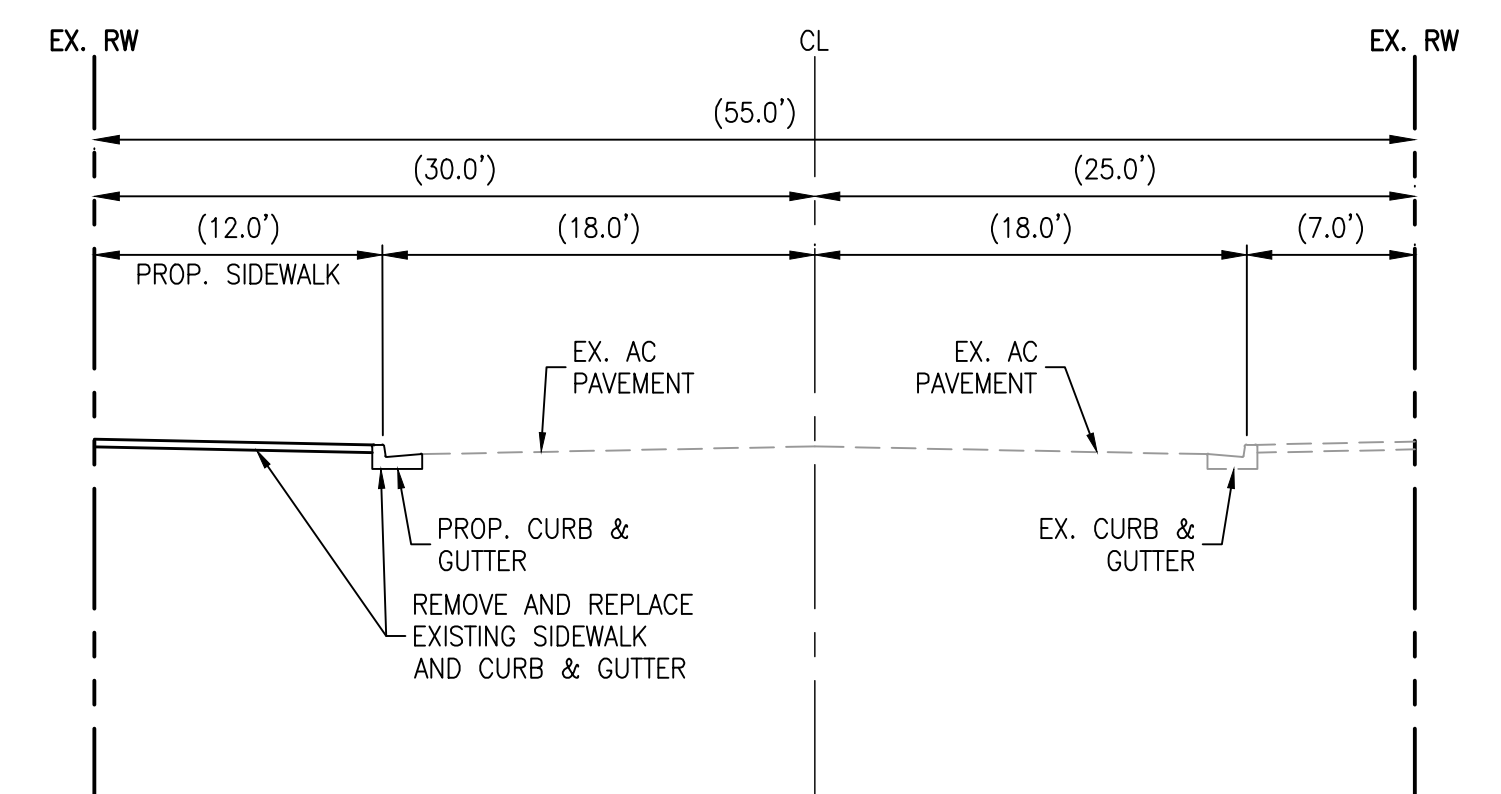
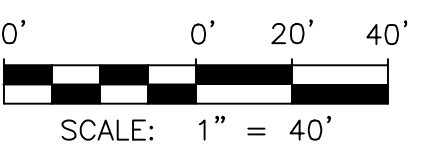
TREVOR S. DODSON RCE#C42029 DATE

VESTING
TENTATIVE TRACT MAP
TRACT NO. 82260
TITLE SHEET AND NOTES

DRAWN:	CM
DESIGN:	CM
CHECKED:	TSD
SCALE:	AS SHOWN
JOB NO.:	233.010
DATE:	06/04/2018
SHEET	1 OF 3

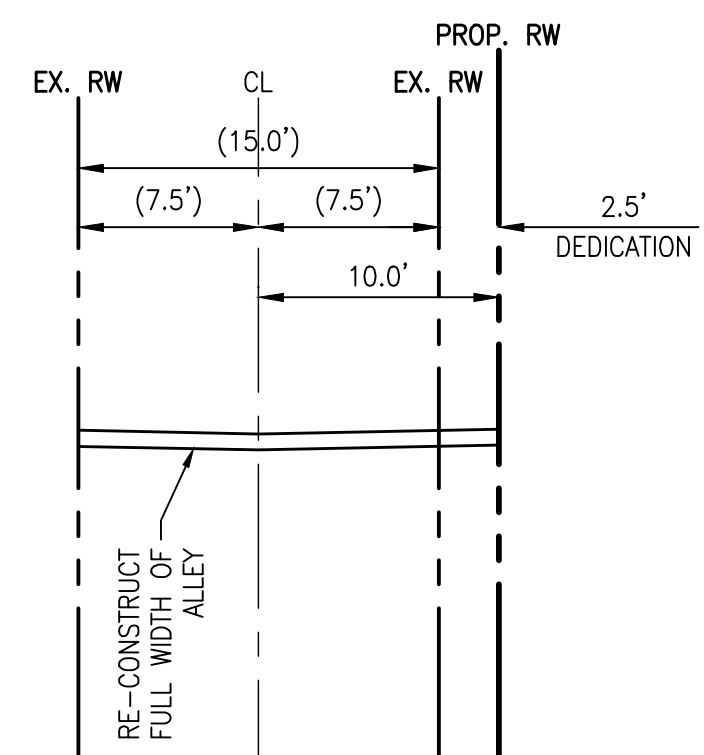


GROUND LEVEL PLAN VIEW



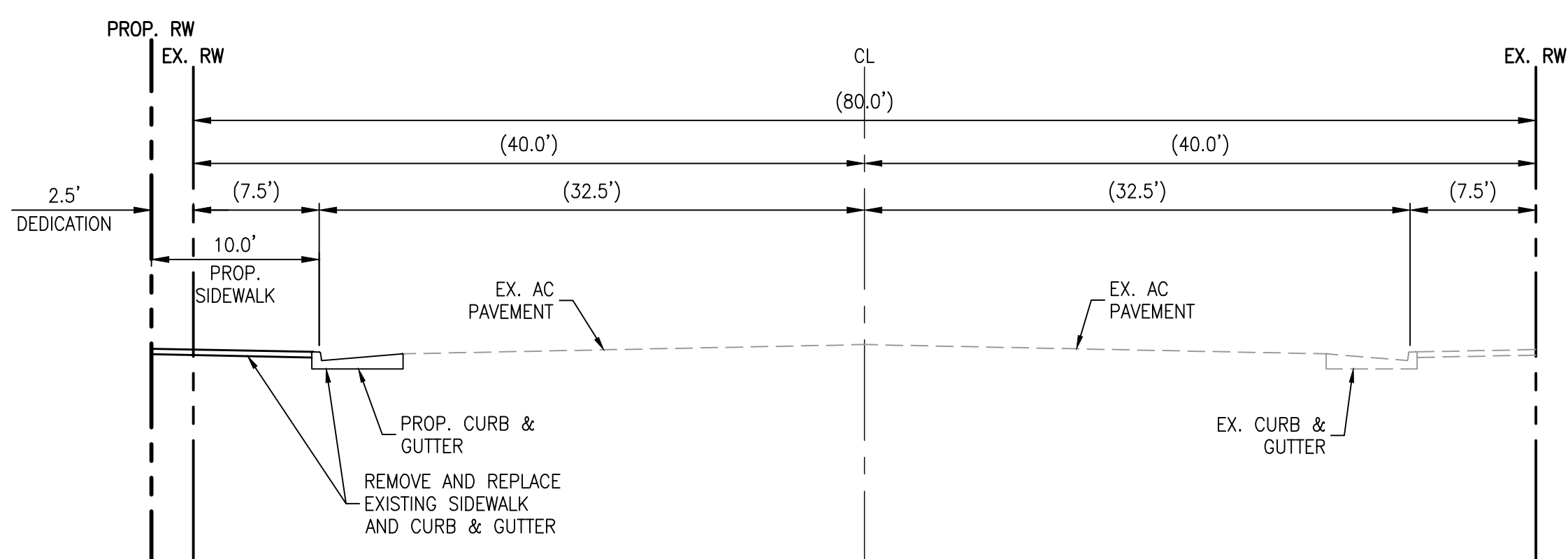
SECTION 'C' - WALNUT AVENUE

SCALE: 1"=8'



SECTION 'A' - ALLEY

SCALE: 1"=8'



SECTION 'B' - EAST ANAHEIM STREET

SCALE: 1"=8'

LEGEND

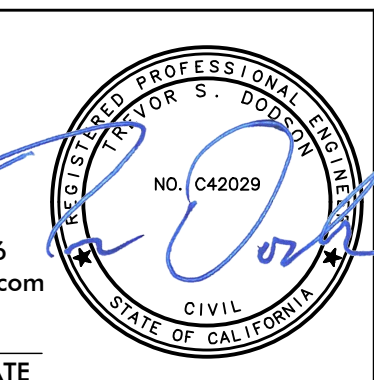
AREA TO BE DEDICATED

EXISTING EASEMENT

MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT.

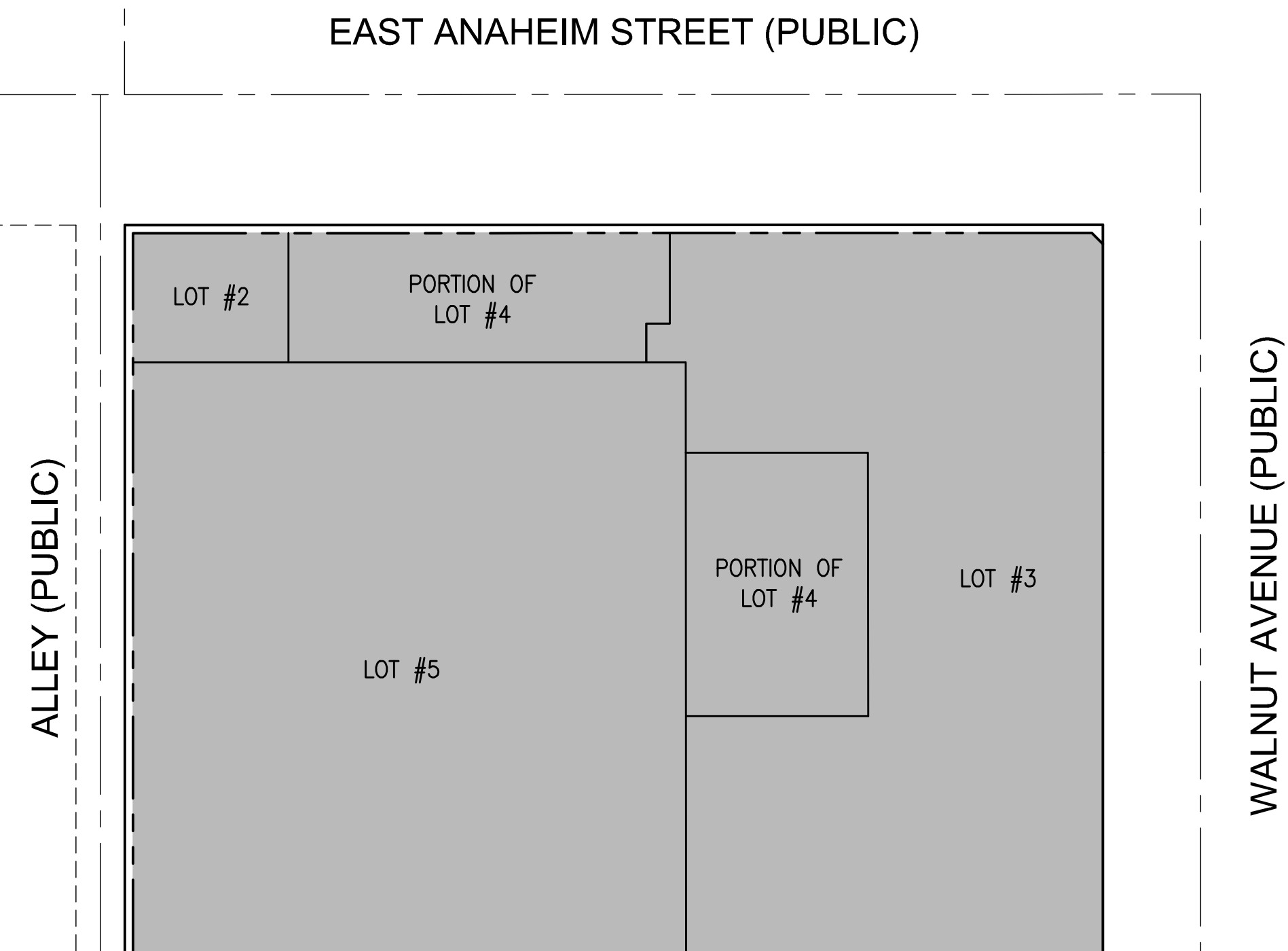
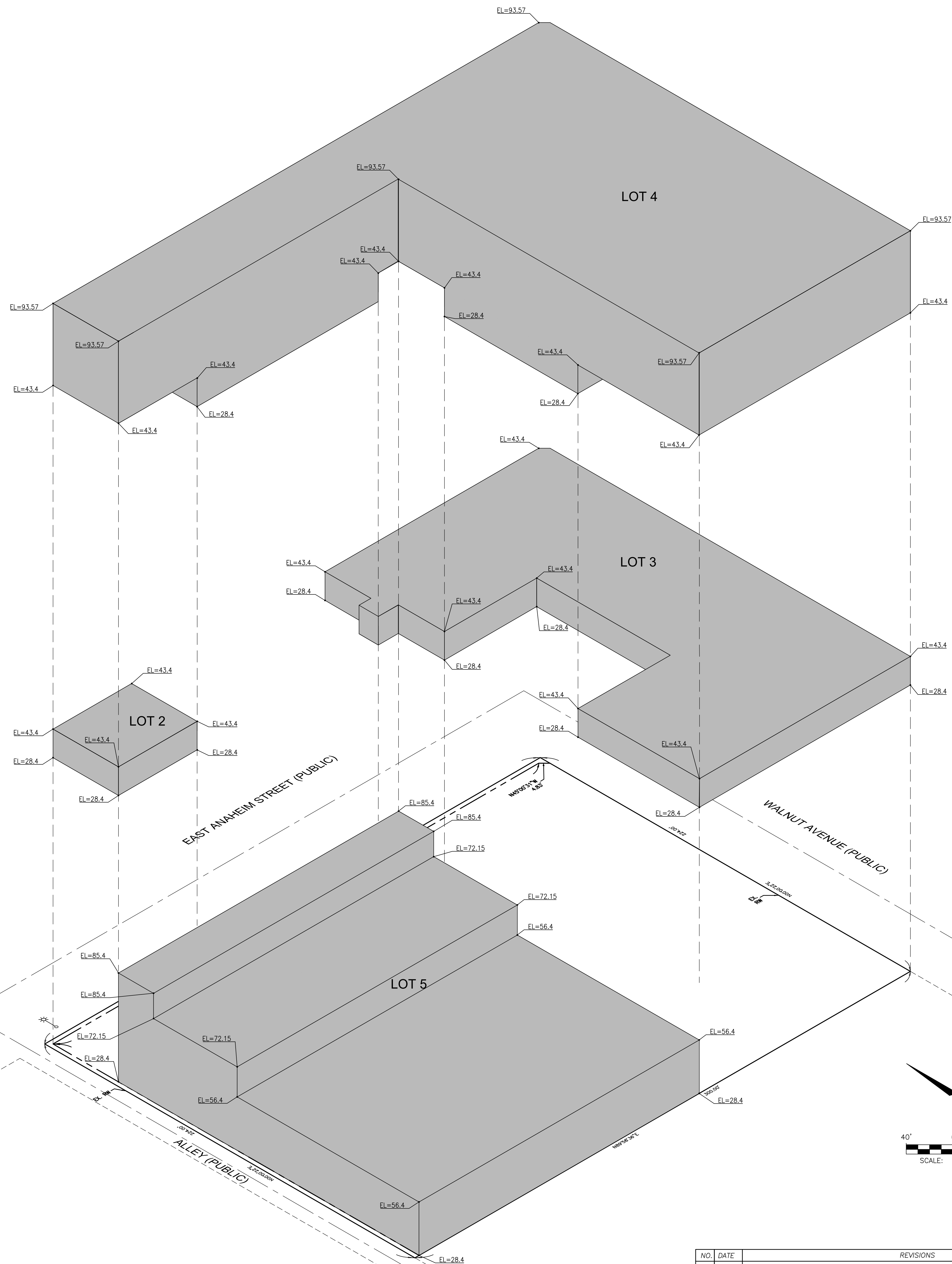
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RECORDED: AUGUST 2, 1923 IN BOOK 2387 OF OFFICIAL
RECORDS, PAGE 391

NO.	DATE	REVISIONS

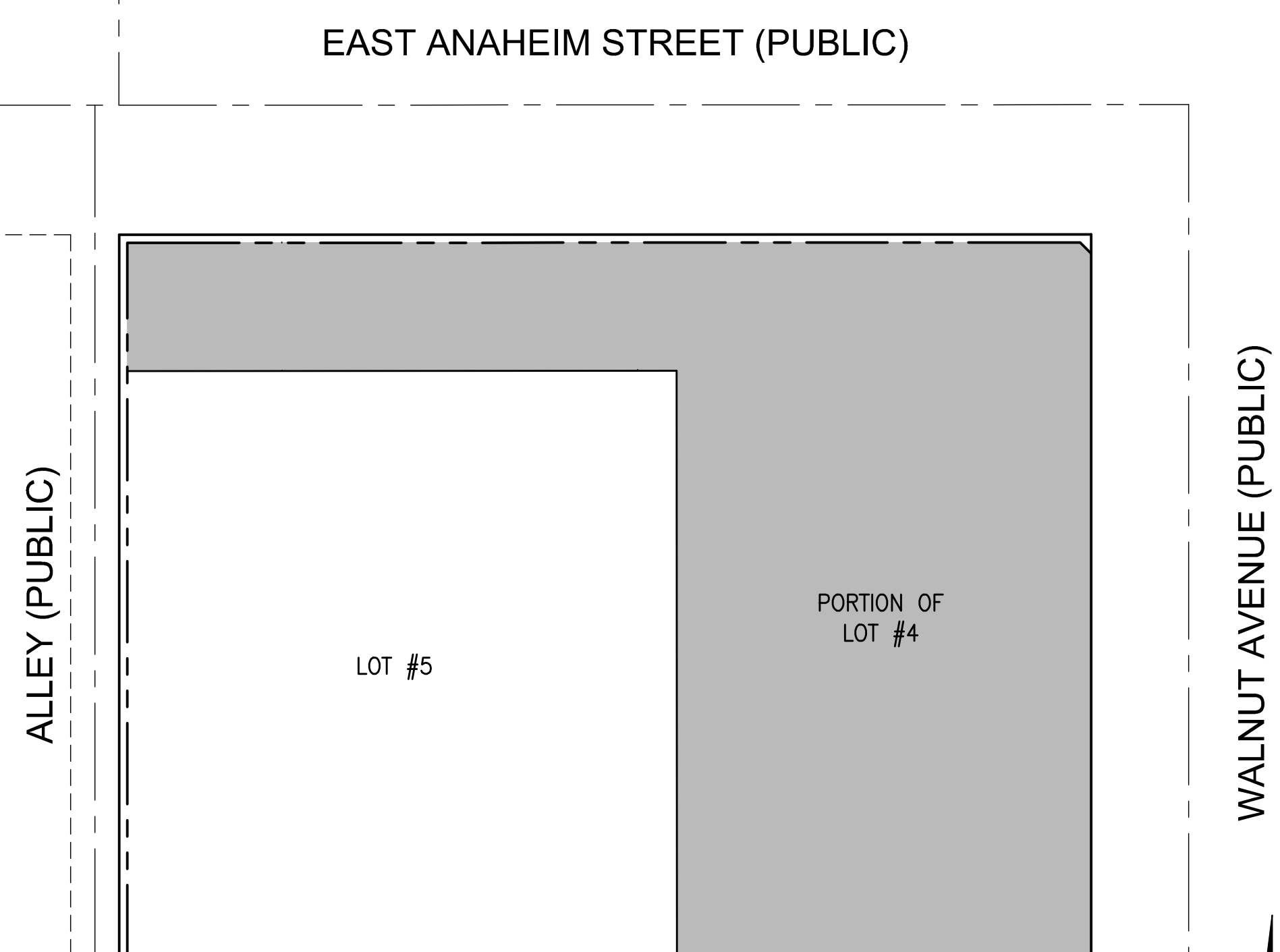
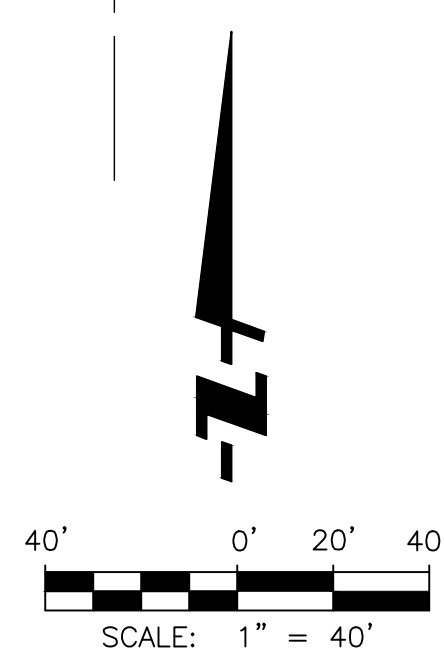


VESTING
TENTATIVE TRACT MAP
TRACT NO. 82260
PROPOSED SUBDIVISION

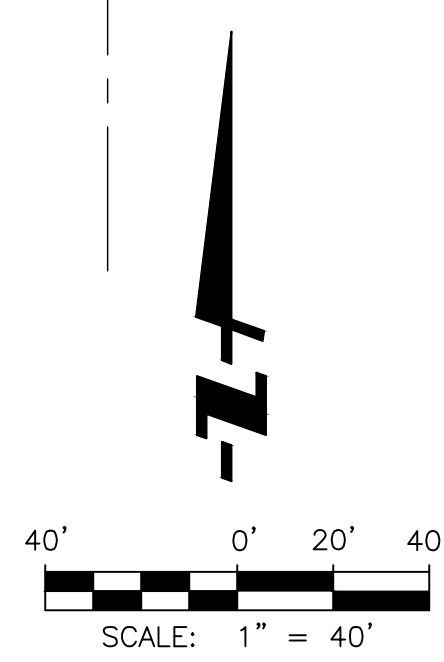
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DESIGN:	CM
CHECKED:	TSD
SCALE:	AS SHOWN
JOB NO.:	233.010
DATE:	06/04/2018
SHEET	2 OF 3



GROUND LEVEL AIRSPACE PLAN VIEW



UPPER LEVELS AIRSPACE PLAN VIEW



NO.	DATE	REVISIONS



FUSCOE
ENGINEERING
16795 Van Korman, Suite 100, Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315 • www.fuscoee.com



TREVOR S. DODSON
RCE#C42029
DATE

VESTING
TENTATIVE TRACT MAP
TRACT NO. 82260
PROPOSED SUBDIVISION-3D

DRAWN:	CM
DESIGN:	CM
CHECKED:	TSD
SCALE:	AS SHOWN
JOB NO.:	233.010
DATE:	06/04/2018
SHEET	3 OF 3